

OPTION 4  
19 DEC. 2022

# MUNICIPAL CAMPUS PROPOSAL

Budget Review Committee  
Discussion – 3.21.23





★ THE PROPOSED PLAN

★ HOW WE GOT HERE

★ WHAT DOES IT MEAN





# THE PROPOSED PLAN

- Option 4: New Town Hall/Police Station  
**(\$9,675,500)**
- Demolishing OVS while preserving architectural details and character of the Ogunquit Village School
- Landscaped park-like environment and courtyard  
**(\$1,400,000)**
- Relocation and leveling of basketball court and playground
- Upgrade of Dunaway Center to remediate water intrusion, replace roof, fix HVAC, for immediate community use **(\$800,000)** continue with grants and fundraising to finish renovations
- **Total ask of up to \$11,935,500 to be bonded for a 30 year term**



VIEW FROM COTTAGE STREET



VIEW FROM SCHOOL STREET

## VII DESIGN OPTIONS: COST ESTIMATES

Option 1	Dunaway Center:	\$ 6,915,000.00
	OVS Demo:	\$ 60,000.00
	Community Center:	\$ 5,782,000.00
	Temporary Facilities:	<u>\$ 275,000.00</u>
		\$12,972,000.00
Option 2	Dunaway Center:	\$ 5,428,000.00
	OVS :	\$ 2,925,000.00
	New Police Bldg:	<u>\$ 5,415,000.00</u>
		\$13,768,000.00
Option 3	Dunaway Center:	\$ 7,877,000.00
	OVS :	\$ 2,925,000.00
	Community Center:	\$ 1,870,000.00
	Temporary Facilities:	<u>\$ 200,000.00</u>
		\$12,872,000.00

Option 3A	Dunaway Center:	\$ 7,415,000.00
	OVS :	\$ 2,925,000.00
	Community Center:	\$ 750,000.00
	Temporary Facilities:	<u>\$ 200,000.00</u>
		\$11,290,000.00
Option 4	Dunaway Center:	\$ 5,428,000.00
	OVS Demo:	\$ 60,000.00
	New Police / TH:	<u>\$ 9,284,000.00</u>
		\$14,772,000.00
Option 5	Dunaway Center:	\$ 5,250,000.00
	OVS :	\$ 2,925,000.00
	Temporary Facilities:	<u>\$ 275,000.00</u>
		\$ 8,450,000.00

# HOW WE GOT HERE

- 6 options presented to the committee by Context Architecture in May of 2022
- Vision Session showed overwhelming support for Option 4
- Majority of survey respondents chose Option 4 (78% of voters)
- 2 years of public meetings and several information sessions





OCUNQUIT – CAMPUS FEASIBILITY ASSESSMENT REPORT  
9 MAY

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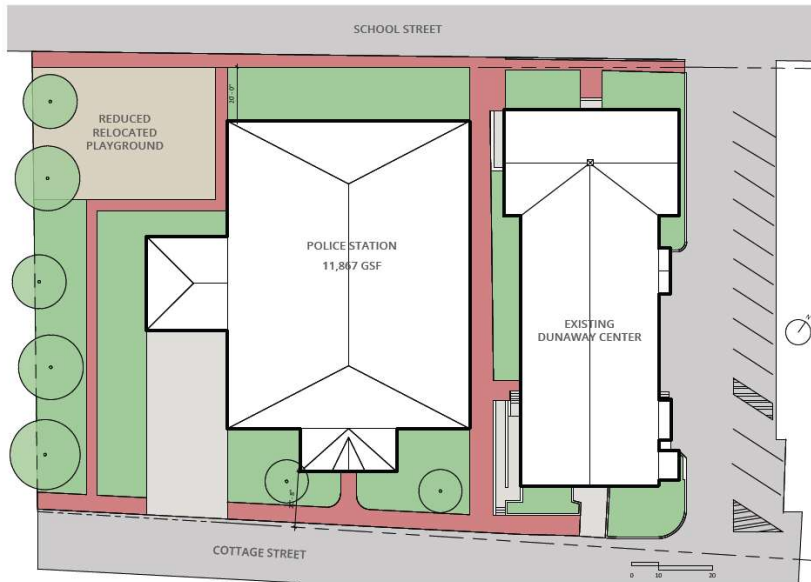
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## HOW WE GOT HERE

- Added cost escalator to new building \$9,675,500
- Added costs for landscape/site work & OVS Demo \$1,460,000
- Reduced Dunaway Renovations for a slower approach, leaving costs for significant repairs \$800,000
- Total \$11,935,500





POLICE STATION (1 STORY)

## OGUNQUIT – CAMPUS FEASIBILITY ASSESSMENT REPORT 9 MAY

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		<b>\$12,872,000.00</b>

## HOW WE GOT HERE (COST COMPARISON)

- New one-story (Police) (Town Hall) building \$5,415,000
- Dunaway Renovations for (Police) (Town Hall) \$5,428,000
- Added costs for landscape/site work & OVS Demo \$1,460,000
- Temporary Facilities \$200,000
- Total \$12,303,000
- No cost escalator
- Less space for Playground/Basketball
- Dunaway not fully returned to Community Space





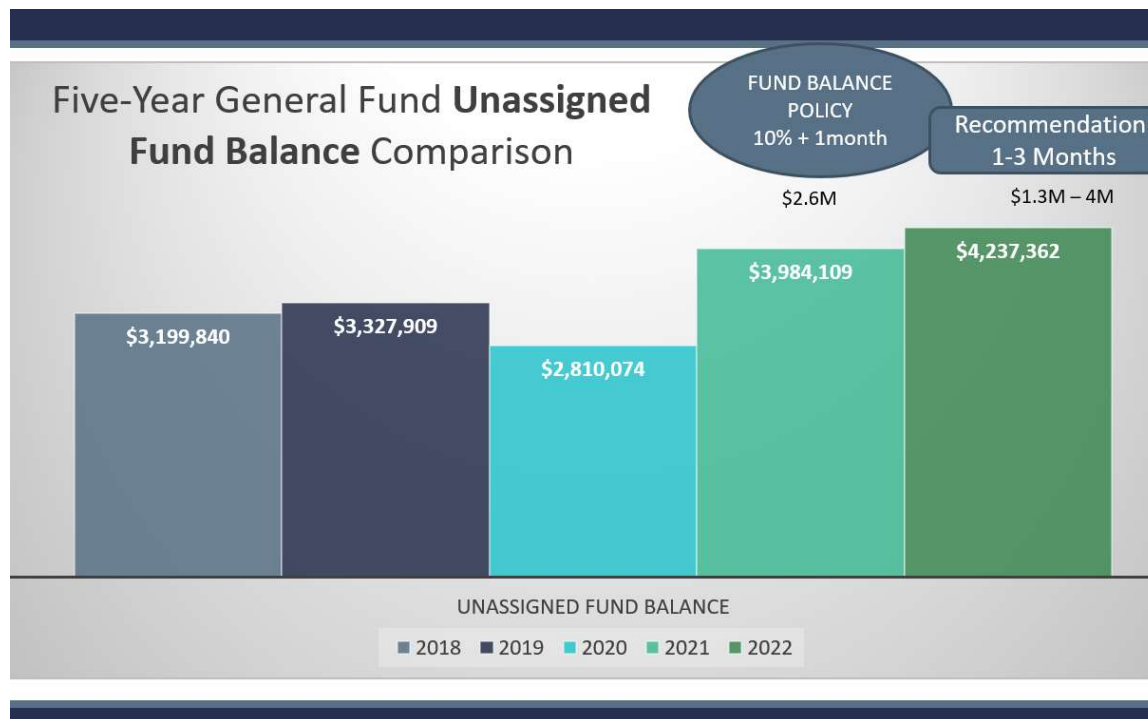


VIEW FROM SCHOOL STREET

# WHAT DOES IT MEAN

- Unassigned Fund Balance
- Reserves Balances
- Debt (Service & Limit)
- Tax Increase Estimates





# UNASSIGNED FUND BALANCE







## RESERVES

<i>Reserves - 520</i>		Balance
AMBULANCE RESERVE	5270	166,476.39
NATURAL DISASTER	5275	339,100.09
BUILDINGS IMPROVEMENT	5285	121,600.78
MARGINAL WAY REPAIRS	5014	184,581.98
COMPENSATED ABSENCE	5210	79,018.97
UNEMPLOYMENT RESERVE	5215	2,451.09
WINTER OPERATIONS	5220	10,213.13
ECO-MAINE CLOSEOUT	5225	142,850.26
LAND CONSERVATION	5230	27,187.94
CONTRACTS & SALARY ADJS	5255	32,958.40
PC BRIDGE REPAIR	5256	36,920.48
STREET PAVEMENT	5260	45,748.20
PUBLIC WORKS EQUIPMENT	5290	24,885.08
FIRE TRUCK & EQUIPMENT	5291	50,969.45
POLICE EQUIPMENT	5292	14,342.20

Thanks to voters we are moving from to broader reserves wherein we will identify intended uses as part of our annual capital planning process. A reserves policy will be presented to the Board for approval in advance of the June 2023 ballot.

# RESERVE BALANCES





# DEBT SERVICE

	FY22	FY23	FY24	FY25	FY26	FY27
Total Debt Service Budget	1,105,713	1,166,940	1,189,047	1,173,042	1,170,982	1,109,469
Net In(de)crease From Prior Year				(16,005)	(2,061)	(61,513)
	FY28	FY29	FY30	FY31	FY32	FY33
Total Debt Service Budget	963,898	899,642	710,498	556,155	432,276	364,546
Net In(de)crease From Prior Year	(145,571)	(64,256)	(189,144)	(154,343)	(123,879)	(67,730)
	FY34	FY35	FY36	FY37	FY38	FY39
Total Debt Service Budget	257,347	235,290	163,844	163,309	162,774	0
Net In(de)crease From Prior Year	(107,199)	(22,057)	(71,446)	(535)	(535)	(162,774)
	FY40	FY41	FY42	FY43	FY44	FY45
Total Debt Service Budget	0	0	0	0	0	0
Net In(de)crease From Prior Year	0	0	0	0	0	0

ASSUMES ALL BONDED CIP ITEMS ON JUNE 2023 BALLOT PASS AND ARE BORROWED

LOOKING WEST - COVIA



YORK COUNTY

MAINE REVENUE SERVICES  
PROPERTY TAX DIVISION

<u>MUNICIPALITY</u>	<u>2023 STATE VALUATION</u>
ACTON	\$894,650,000
ALFRED	\$441,600,000
ARUNDEL	\$660,100,000
BERWICK	\$950,300,000
BIDDEFORD	\$3,595,900,000
BUXTON	\$1,195,100,000
CORNISH	\$196,250,000
DAYTON	\$308,700,000
ELIOT	\$1,258,450,000
HOLLIS	\$681,400,000
KENNEBUNK	\$3,540,950,000
KENNEBUNKPORT	\$3,354,550,000
KITTERY	\$2,408,700,000
LEBANON	\$810,600,000
LIMERICK	\$451,000,000
LIMINGTON	\$502,700,000
LYMAN	\$796,300,000
NEWFIELD	\$365,200,000
NORTH BERWICK	\$968,550,000
OGUNQUIT	\$2,025,250,000
OLD ORCHARD BEACH	\$2,428,200,000
PARSONSFIELD	\$279,900,000
SACO	\$3,198,550,000
SANFORD	\$2,123,150,000
SHAPLEIGH	\$811,200,000
SOUTH BERWICK	\$972,350,000
WATERBORO	\$1,109,600,000
WELLS	\$4,442,200,000
YORK	\$5,946,500,000
TOTAL	\$46,717,900,000

# MUNICIPAL DEBT LIMIT

- Title 30A - 5702: No municipality may incur debt which would cause its total debt outstanding at any time, exclusive of debt incurred for school purposes, for storm or sanitary sewer purposes, for energy facility purposes or for municipal airport purposes to exceed 7 1/2% of its last full state valuation, or any lower percentage or amount that a municipality may set.



# MUNICIPAL DEBT LIMIT

$\$2,025,250,000 * 0.075 = \$151,893,750$  Debt Limit

As of June 30<sup>th</sup> 2022 \$8,260,202

Add FY24 CIP \$515,000

Add Campus \$11,935,500

\$20,710,702



**(Ogunquit will have used 13.6% of available debt limit after bonding FY24 CIP and campus)**



# DEBT SERVICE

	FY22	FY23	FY24	FY25	FY26	FY27
Debt Service Budget	1,105,713	1,166,940	1,189,047	1,173,042	1,170,982	1,109,469
Building Issuance Estimate				627,686	1,017,026	999,899
Total Debt Service				1,800,728	2,188,008	2,109,368
Net In(de)crease From Prior Year				611,681	387,280	(78,640)
	FY28	FY29	FY30	FY31	FY32	FY33
Debt Service Budget	963,898	899,642	710,498	556,155	432,276	364,546
Building Issuance Estimate	982,553	965,049	947,325	929,363	911,222	892,921
Total Debt Service	1,946,451	1,864,691	1,657,823	1,485,518	1,343,498	1,257,467
Net In(de)crease From Prior Year	(162,917)	(81,760)	(206,868)	(172,305)	(142,020)	(86,031)
	FY34	FY35	FY36	FY37	FY38	FY39
Debt Service Budget	257,347	235,290	163,844	163,309	162,774	0
Building Issuance Estimate	874,363	855,505	836,133	815,950	795,156	773,987
Total Debt Service	1,131,710	1,090,795	999,977	979,259	957,930	773,987
Net In(de)crease From Prior Year	(125,757)	(40,915)	(90,818)	(20,718)	(21,329)	(183,943)
	FY40	FY41	FY42	FY43	FY44	FY45
Debt Service Budget	0	0	0	0	0	0
Building Issuance Estimate	752,474	730,749	708,868	686,788	664,529	642,131
Total Debt Service	752,474	730,749	708,868	686,788	664,529	642,131
Net In(de)crease From Prior Year	(21,513)	(21,725)	(21,881)	(22,080)	(22,259)	(22,398)

INCLUDES JUNE 2023 BALLOT ITEMS AS  
ALL PASSED AND BONDED



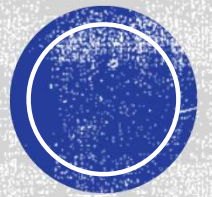




**Campus Mil Rate Calculation:**  
**(Increase in Debt Service / Town**  
**Taxable Valuation)\* 1,000**

**Campus Mil Rate Calculation:**  
**(998,961 / 2,029,113,530)\* 1,000**  
**= 0.49 rounded**

**CAMPUS MIL RATE CALCULATION**



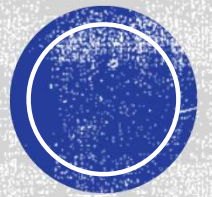




**Tax Estimate Calculation:**  
**Campus Mil Rate \* (Home**  
**Value/1000)**

**Tax Estimate Calculation:**  
 **$0.49 * (300,000/1000) = \$147.00$**

**TAX ESTIMATE CALCULATION**



## **TAX ESTIMATES**

**\$300,000 Home Value = \$147.00 Annually**  
**\$500,000 Home Value = \$246.16 Annually**  
**\$750,000 Home Value = \$369.24 Annually**  
**\$1,000,000 Home Value = \$492.31 Annually**

## **ASSUMPTIONS**

**Maine Bond Bank Estimate (usually higher rates)**  
**Full Bonding at today's rates (gradual more likely)**  
**No increase in Taxable Valuation (building permits)**

